Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

10 Roydhouse, Woolrow Farm

Address Line 1

Drinker Lane

Address Line 2

Shelley

Address Line 3

Kirklees

Town/city

Huddersfield

Postcode

HD8 8LR

Description of site location must be completed if postcode is not known:

Easting (x)

421754

Northing (y)

412172

Description

Applicant Details

Name/Company

Title

First name

C & M

Surname

Hall

Company Name

Address

Address line 1

10 Roydhouse, Woolrow Farm Drinker Lane

Address line 2

Shelley

Address line 3

Town/City

Huddersfield

County

Kirklees

Country

Postcode

HD8 8LR

Are you an agent acting on behalf of the applicant?

- (x) Yes
- ( ) No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Ian

Surname

Dickinson

Company Name

iDprojects

Address

Address line 1

5 Inkerman Court

Address line 2

Denby Dale

Address line 3

Town/City

Huddersfield

County

Country

Postcode

HD8 8XA

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

Roof structure over existing yard and silage storage area

Please state the dimensions of the building

Length

75 metres

Height to eaves

8 metres

Breadth

15 metres

Height to ridge

11.9 metres

Please describe the walls and the roof materials and colours

Walls

Materials

'YORKSHIRE BOARDING' VERTICAL TIMBER CLADDING

External colour

TIMBER

Roof

Materials

External colour

CORRUGATED FIBRE CEMENT ROOF CLADDING WITH PROPRIETARY AUTOMATIC RIDGE VENTILATION SYSTEM	GREY

Has an agricultural building been constructed on this unit within the last two years?

- (x) Yes
- ( ) No

If Yes, what is the overall ground area?

1275	square metres

What is the distance from the proposed new building?

185	metres

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ( ) Yes
- (x) No

Would the ground area covered by the proposed building exceed:
- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ( ) Yes
- (x) No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ( ) Yes
- (x) No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ( ) Yes
- (x) No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

500.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

Less than 0.4

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- (x) Yes
- ( ) No

If yes, please explain why

Due to increasingly onerous environmental legislation, the applicants have been advised that to mitigate potentially harmful surface water run off from the main farm yard and silage storage pits, this area needs to be covered to allow better management of surface water collection and discharge.
The height of the roof is set to allow full unrestrictive movement of farm plant and machinery below and therefore giving a better working environment for all concerned.
The area covered by the proposed roof is 1140m2 which is the remaining biannual permitted development allowance after approval of the 360m2 shed under application ref. 2024/N/90693/E

Is the proposed development designed for the purposes of agriculture?

- (x) Yes
- ( ) No

If yes, please explain why

The roof is to cover the existing yard and part of the silage storage area, which are a critical function of the dairy farm

Does the proposed development involve any alteration to a dwelling?

- ( ) Yes
- (x) No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- (x) Yes
- ( ) No

What is the height of the proposed development?

11.9	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ( ) Yes
- (x) No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ( ) Yes
- (x) No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- (x) Yes
- ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ○ The agent
- ☑ The applicant
- ○ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Ian Dickinson

Date

08/11/2024